127.0	0005	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	860,500 / 860,500
					USE VALUE:	860,500 / 860,500
					ASSESSED:	860,500 / 860,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24	-26	GLOUCESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAPALIMBERIS GEORGE & ANNA
Owner 2:	
Owner 3:	
Street 1:	18 SAINT THOMASMORE DR
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .079 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Wood Shingle Exterior and 2989 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3454.000	494,000		366,500	860,500
Total Card	0.079	494,000		366,500	860,500
Total Parcel	0.079	494,000		366,500	860,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 287.94 | /Parcel: 287.94

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 82225

GIS Ref

GIS Ref

Insp Date 12/01/17

!9877!

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0005-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	494,000	0	3,454.	366,500	860,500		Year end	12/23/2021
2021	104	FV	470,800	0	3,454.	366,500	837,300		Year End Roll	12/10/2020
2020	104	FV	470,800	0	3,454.	366,500	837,300	837,300	Year End Roll	12/18/2019
2019	104	FV	362,700	0	3,454.	366,500	729,200	729,200	Year End Roll	1/3/2019
2018	104	FV	362,700	0	3,454.	324,600	687,300	687,300	Year End Roll	12/20/2017
2017	104	FV	339,300	0	3,454.	272,300	611,600	611,600	Year End Roll	1/3/2017
2016	104	FV	339,300	0	3,454.	272,300	611,600	611,600	Year End	1/4/2016
2015	104	FV	300,900	0	3,454.	235,600	536,500	536,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:44:48

LAST REV

Date	Time
03/22/18	12:27:17
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9877

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	919-103		4/1/1979		56,000	No	No	Y	

USER DEFINED

Prior Id # 1:	82225
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/20/2009	605	Re-Roof	8,680					
10/30/2008	1377	Manual	9,000					convert 2 rear dec

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2017	MEAS&NOTICE	HS	Hanne S
1/12/2009	Measured	345	PATRIOT
4/19/2001	Inspected	PM	Peter M
3/17/2000	Mailer Sent		
11/29/1999	Measured	264	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3454		Sq. Ft.	Site		0	70.	1.52	8									366,534						366,500	

Total AC/HA:	0.07929	Total SF/SM:	3454	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	366,534	Spl Credit		Total:	366,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.04772723
Const Adj.:	0.98980200
Adj $ / SQ:	186.668
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	715921
Depreciation:	221936
Depreciated Total:	493985

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 14 | BRs: 6 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	9	4	
Totals			
2	14	6	

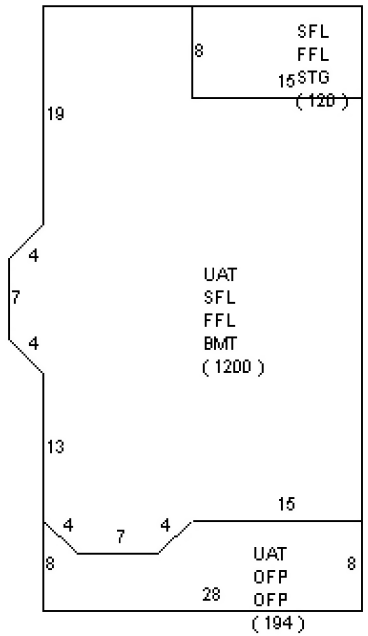
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	186.67
Special Features:	0	Val/Su Net:	105.17
Final Total:	494000	Val/Su SzAd	187.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,320	186.670	246,401
SFL	Second Floor	1,320	186.670	246,401
BMT	Basement	1,200	56.000	67,200
OFP	Open Porch	388	20.540	7,970
UAT	Upper Attic	349	130.670	45,538
STG	Storage	120	7.590	911

Net Sketched Area: 4,697 | Total: 614,421

Size Ad 2640 | Gross Area 5742 | FinArea 2989

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

127.0-0005-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: